

**REDEVELOPMENT AGENCY MEETING  
SEPTEMBER 6, 2005**

The meeting called to order as the City Council at 10:13 a.m. by Deputy Mayor Atkins with Districts 2, 8 and the Mayor vacant.

Roll Call    Peters, District 2-vacant, Atkins, Young, Maienschein,  
Fyre, Madaffer, District 8-vacant, and Mayor-vacant

P. Lamont Ewell, City Manager  
Richard Mendes, Assistant City Manager  
Michael J. Aguirre, City Attorney  
Prescella Duggard, Deputy City Attorney  
Elizabeth Maland, City Clerk

**Conference with Legal Counsel - existing litigation, pursuant to California Government Code section 54956.9(a):**

CS-1    *Reichbart v. Redevelopment Agency*  
San Diego Superior Court No. GIC816792

DCA assigned: R. Witt

This matter pertains to a long term lease of the Yale Hotel property in downtown San Diego. The Agency leased the Yale Hotel from the Reichbarts and then sub-leased the property to the Cuatro Corporation for a redevelopment project. In closed session the City Attorney will seek Council approval of a possible settlement.

**Conference with Legal Counsel - anticipated litigation - initiation of litigation, pursuant to California Government Code section 54956.9(c):**

CS-2    California State University Board of Trustees

ACA assigned: Heumann

This matter involves the SDSU Campus Master Plan Environmental Impact Report [EIR]. The City of San Diego and the Redevelopment Agency of the City of San Diego City are both responsible agencies for purposes of CEQA. The Agencies reviewed the EIR and provided comments on the draft EIR which addressed deficiencies in the EIR. In closed session, the City Attorney will brief the Council on the status of the matter and seek direction from the City Council and Redevelopment Agency.

## REDEVELOPMENT AGENCY MEETING MINUTES – SEPTEMBER 6, 2005

The meeting adjourned as the City Council at 12:00 p.m. by Deputy Mayor Atkins to reconvene at 2:00 p.m.

The meeting was reconvened by Deputy Mayor Atkins at 2:05 p.m. with all Council Members present and Districts 2, 8 and the Mayor vacant.

Deputy Mayor Atkins recessed the meeting at 2:15 p.m.

The meeting was reconvened as the Redevelopment Agency at 2:15 p.m. by Deputy Chair Atkins with all Agency Members present and Districts 2, 8 and the Chair vacant.

Public Comment 1:

Daniel Beeman commented on annual report and debit service.

### **Special Order of Business**

#### **1. Approval of the minutes of:**

June 6, 2005, special  
June 7, 2005  
June 14, 2005, special and supplemental  
June 21, 2005  
June 28, 2005, special  
July 19, 2005  
July 25, 2005, special

Motion by Member Madaffer to approve (with Districts 2, 8 and the Chair vacant)  
Second by Member Young  
Vote: 6-0

REDEVELOPMENT AGENCY MEETING MINUTES – SEPTEMBER 6, 2005

**Adoption**

2. **Homebuyer Assistance Program in the City Heights Redevelopment Project Area-Home in the Heights (HHH) (Districts 3, 4, & 7).**

(RA 2006-11)

Subitem A. Authorize expenditure of \$720,000 in the City Heights tax Increment housing set-aside funds for individual second mortgage to first time home buyers in the City Heights Redevelopment Project Area and authorize the additional Expenditure of \$54,000 in the City Heights tax increment Housing set-aside funds for loan fees and administration of the Home in the Heights Program.

Subitem B. Approve the Agreement with Community Housing Works to extend the time of performance to end June 30, 2006.

Redevelopment Agency

Staff: Bob Kennedy 533-4276

Kimberly Gerhard 533-5369

Atty: Rachel Witt

Auditor Certificate Number: AC 2600147

Public testimony in favor by Daniel Beeman.

Motion by Member Young to approve (with Districts 2, 8 and the Chair vacant)

Second by Member Madaffer

Vote: 6-0

**Redevelopment Agency Resolution and Document numbers R-03949 and D-03949.**

## REDEVELOPMENT MEETING MINUTES – SEPTEMBER 6, 2005

### Adoption

2. **Fifth Amendment to Agreement with Gradient Engineers, Inc. for Environmental Consulting Services at the “Smart Corner: Project-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA 2006-12)

Authorize the Fifth Amendment to the Agreement with Gradient Engineers, Ind. For Environmental Consulting Services at the “Smart Corner,” in the amount of \$204,100-the maximum compensation will not exceed \$511,587.

See Centre City Development Corporation Report no.CCDC-05-33, dated, August 31, 2005.

Staff: John Anderson 533-7140

Atty: Rachel Witt

Auditor Certificate Number: AC 2600160

Public testimony in opposition by Daniel Beeman.

Motion by Member Madaffer to approve (with Districts 2, 8 and the Chair vacant)  
Second by Member Young

**Redevelopment Agency Resolution and Document numbers R-03950 and D-03950.**

The meeting was adjourned by Deputy Mayor Atkins at 6:29 p.m. into Closed Session in the twelfth floor Committee Room to discuss existing and pending litigation matters.

### Adjournment

The meeting adjourned as the Redevelopment Agency at 2:25 p.m.

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Elizabeth S. Maland, Secretary Redevelopment Agency  
of the City of San Diego  
(jis)